

Objection to proposed changes

Submission to Edmonton City Council Public Hearing

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My husband and I are professionals, and residents of the neighbourhood for 20 years. We moved to the neighbourhood for the access to the river valley and discovered a sense of community we never expected. We oppose the zoning and bylaw changes.

A large mid-rise development would be a significant increase in residents and would change the character of the neighbourhood negatively. RA8 will bring more residents than this neighbourhood can absorb and would create additional parking, traffic and safety issues.

This is not consistent with City Council's December 2020 Safe and Livable Community Policy.

Many renovations and upgrades have been made to homes in this neighbourhood over the last 20 years. We support redevelopment and densification however the sense of our community is important to preserve this area. Knowing most of our neighbours provides a level of safety, for personal and property, in an area that is close to the city core and has homeless issues.

We have had no engagement from the developer who requested this change and have to assume they are trying to optimize their profits, not provide a well integrated development into our community.

We are asking city council to reject the bylaw and maintain the existing RA7 zoning levels.

A mid-rise building is a major development and would change the character of our community. There are NO units at the site today and RA8 is not a moderate increase from the original single-family zoning. Parking and traffic is geographically constrained. 112 S Avenue a well used bike route into downtown from the east. How does this major change change meet City Council's Safe and Livable Community objectives?

82 Street

112 Avenue

This building has 21 units on four floors

Two equivalent sized buildings at six stories approx. 60 units

Bike route

No back lane access

Ravine & homeless camps



Have Cromdale / Virginia Park ARP Objectives changed?

“The objectives outline the expected future outcome of the policies which are to provide direct guidance for development activity within the area.”

Sec 2.2 Residential Land Use

2.2.1 To provide housing accommodation for a variety of income levels, household sizes as well as a **balanced** mix of housing types and population densities.

RA7 RA8

Yes TBD

2.2.2 To improve and upgrade the supply of residential accommodation in areas where the existing housing stock is proposed to remain and to establish a pleasant and attractive environment in areas of redevelopment within the Plan Area.

Yes No

2.2.3 To preserve and protect the major portion of the existing stable residential neighbourhoods from the intrusion of through traffic and large-scale redevelopment.

TBD No

2.2.4 Deleted

n/a n/a

2.2.5 To encourage the retention of viable and structurally sound buildings of significant historic or architectural value.

n/a n/a

2.2.6 To ensure that future population growth generated by redevelopment is adequately provided with community facilities, such as open space, schools and recreation facilities.

n/a n/a

2.2.7 To reduce, as much as possible, negative impacts of new development upon the existing community, where that community is to be retained in a low-density family-oriented form.

Yes No

2.7 Parking Objectives

2.7.1 To ensure that new development in the Plan Area does not add to the existing parking shortages in the community.

TBD No

Preserve and protect the existing stable residential community, reduce negative impacts of new development and (minimize) parking and traffic issues with new development.

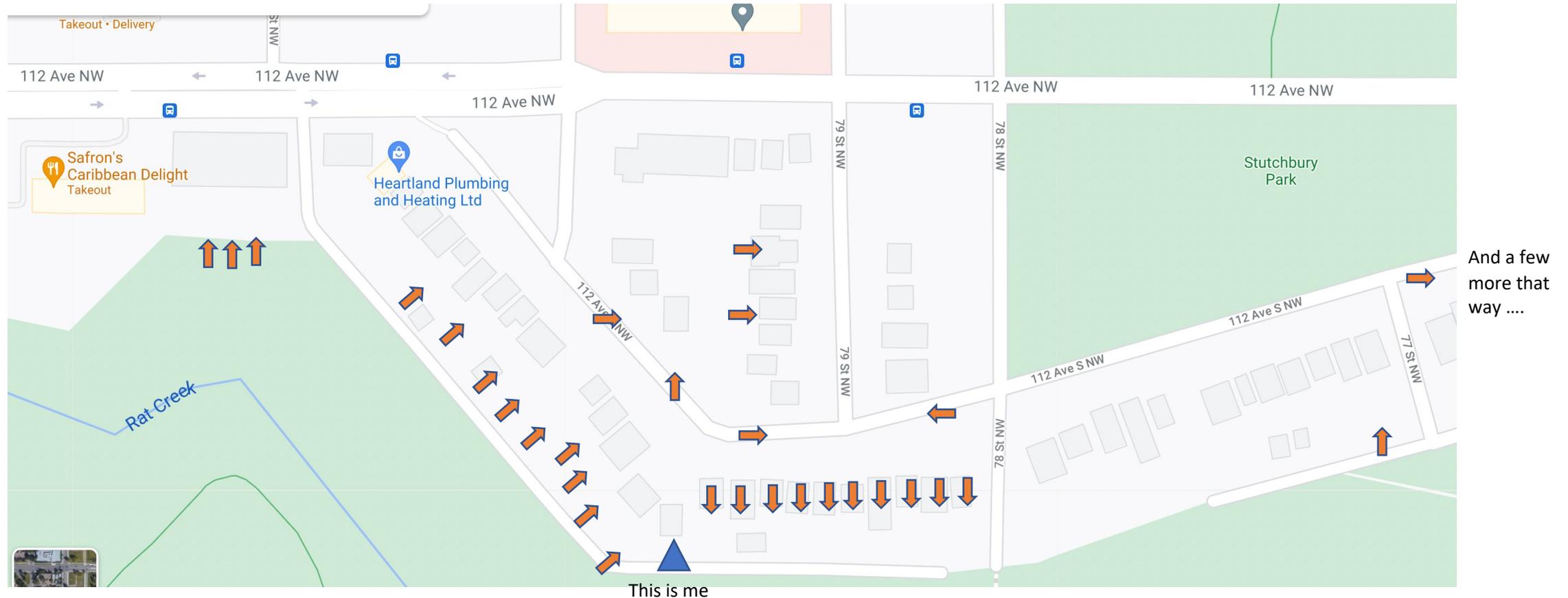
Cromdale South Sub ARP supports The City Plan

- Densification in the area is occurring with the Stadium Station / Stadium Yards development (and LRT upgrades); our sub area was excluded and retained the original ARP objectives.
- Future redevelopment and densification will occur with the Exhibition Grounds redevelopment. Our sub area was not included in that extensive engagement.
- The bylaw change to the ARP is being made to support the zoning change, while the zoning change requires the ARP to be changed... a spurious, circular justification.

Zoning change is not required to meet city targets of 50% new units though infill in this neighbourhood.

Our community

These are the people and families in my neighbourhood that I know by name ... pre-Covid! We have a community! I support development but within the scope of the current ARP.



Excerpts from the City of Edmonton “City Planning Framework”

For reference – will not speak to these slides

I assume that our Area Redevelopment Plan should guide any decision on a zoning request. I have not seen any justification for the bylaw change other than it is need to allow the zoning change.

Area Redevelopment Plan role in development process

For reference

Tool Application Through The Development Process

Land Development Application / Process	Strategies	Guidelines	Geographic Plans	Standards and Bylaws	Studies and Reports	Implementation Plans
Geographic Plan Amendment	Primary Tool Use	Primary Tool Use	Secondary Tool Use	Secondary Tool Use	Secondary Tool Use	N/A
Rezoning	Secondary Tool Use	Secondary Tool Use	Primary Tool Use	Secondary Tool Use	Secondary Tool Use	N/A
Subdivision	Secondary Tool Use	Secondary Tool Use	Secondary Tool Use	Primary Tool Use	Secondary Tool Use	N/A
Development Permit	Secondary Tool Use	Secondary Tool Use	Secondary Tool Use	Primary Tool Use	Secondary Tool Use	N/A
Subdivision and Development Appeal Board	Secondary Tool Use	Secondary Tool Use	Secondary Tool Use	Primary Tool Use	Secondary Tool Use	N/A

	Primary Tool Use
	Secondary Tool Use

From the City of Edmonton
 “City Planning Framework”
 December 2019
 APRs are the Primary tool for
 zoning requests.



Area Structure Plans and Area Redevelopment Plans are represented by the Geographic Plans category

Meaningful and Intentional Engagement

Public Engagement

Engagement Principles

The City of Edmonton is committed to providing opportunities for Edmontonians of all ages, stages, and circumstances to participate in meaningful conversations in the development and monitoring of the Planning Tools. The following principles will be considered when developing public engagement plans in facilitation of these processes:

Meaningful and Intentional:

Public engagement opportunities will be provided to the public to support the development and/or refinement of Planning Tools. These will not be token opportunities. Rather, the Public Engagement Plans and activities contained therein will provide meaningful opportunities to capture public engagement feedback that will help shape the project's outcomes.

Accessible:

Public engagement opportunities should be provided in multiple formats (in-person and online) in order to be accessible by individuals with varying mobility and circumstantial needs.

Inclusive:

Public engagement activities should as much as possible, provide opportunities for Edmontonians of varying demographic, cultural and socioeconomic backgrounds to give meaningful input into the development and refinement of the Planning Tools. This includes opportunities for meaningful dialogue with Indigenous Peoples and organizations.

If the ARP needs to be reviewed, meaningful engagement should include a review of objectives and desired outcomes with the impacted community.